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Exhibit A

City Zoning Map

RE INVESTMENT
HOLDINGS
JORDANELLE
PROPERTY

ZONING MAP

MOMENTUM
THE LAND DEVELOPMENT GROUP

3

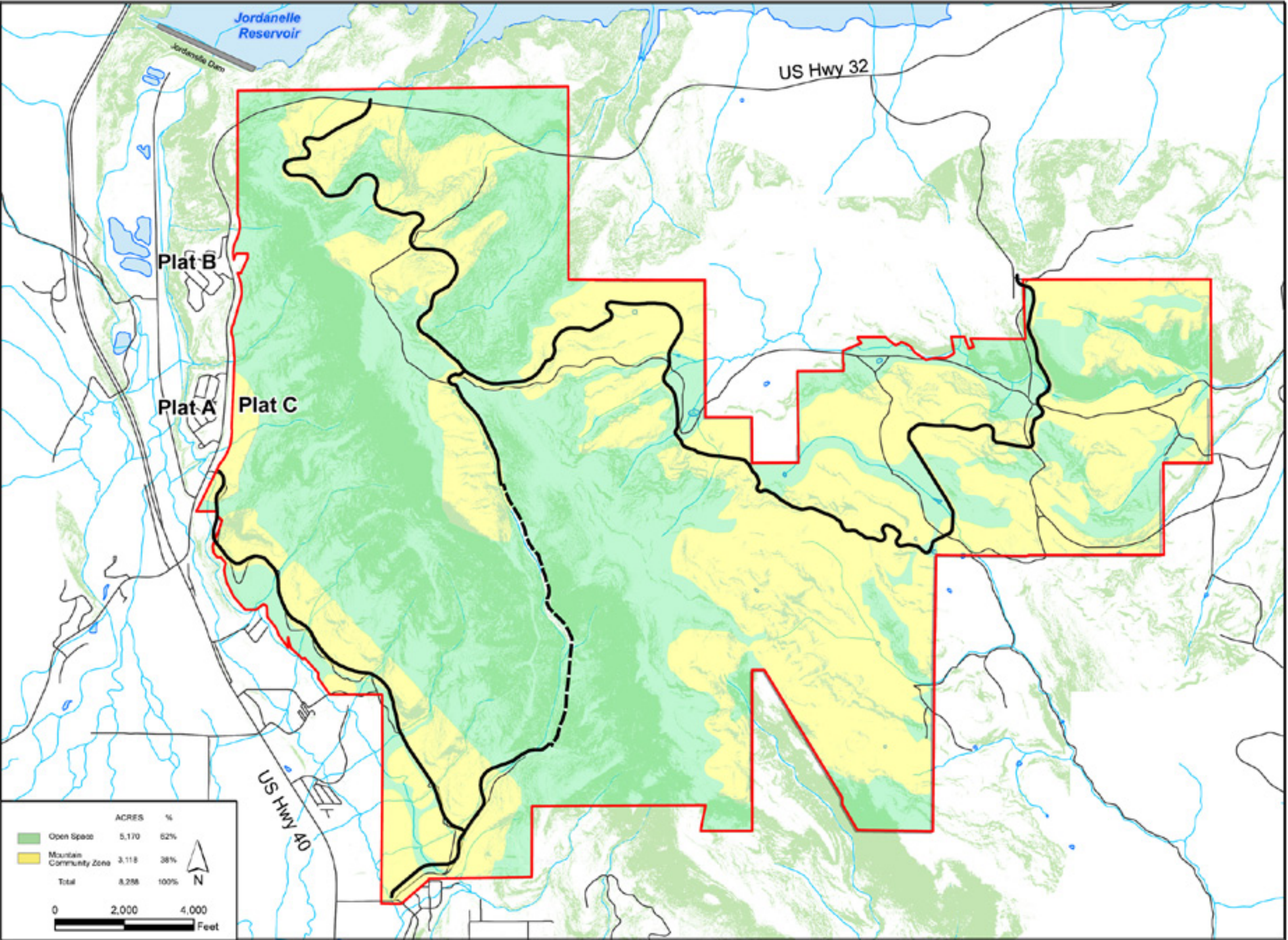


Exhibit A-1

Parcel List & Description of Property

Jordanelle Property Area C-North Village

Parcel #	Alt Serial #	County	AC
OWC-0500-1-016-035	00-0000-5244	Wasatch	331.83
OWC-0460-0-004-035	00-0007-6922	Wasatch	300.02
OWC-0468-0-005-035	00-0007-6997	Wasatch	38.30
OWC-0486-0-008-035	00-0007-7177	Wasatch	277.36
OWC-0501-0-017-035	00-0007-7326	Wasatch	650.87
OWC-0502-0-018-035	00-0007-7441	Wasatch	202.50
OWC-0487-0-009-035	00-0007-7185	Wasatch	640.00
OWC-0489-0-010-035	00-0007-7201	Wasatch	200.00
OWC-0490-0-010-035	00-0007-7219	Wasatch	80.00
OWC-0491-0-011-035	00-0007-7227	Wasatch	305.44
OWC-0493-0-012-035	00-0007-7243	Wasatch	402.23
OWC-0494-0-012-035	00-0007-7250	Wasatch	236.64
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OWC-0500-0-015-035	00-0007-7318	Wasatch	320.00
OWC-0592-0-020-035	00-0007-8522	Wasatch	393.78
OWC-0595-0-021-035	00-0007-8548	Wasatch	553.76
OWC-0596-0-022-035	00-0007-8555	Wasatch	2.85
OWC-0598-0-023-035	00-0007-8571	Wasatch	312.00
OWC-0616-0-028-035	00-0007-8878	Wasatch	34.06
OWC-0630-0-029-035	00-0007-9017	Wasatch	95.90
OWC-0464-3-005-035	00-0013-4879	Wasatch	2.50
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OWC-0491-C-011-035	00-0020-6356	Wasatch	35.82
OWC-0493-1-012-035	00-0020-6357	Wasatch	16.30
OWC-0494-1-012-035	00-0020-6358	Wasatch	3.36
OWC-0583-1-019-035	00-0020-7957	Wasatch	4.65
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OWC-0468-4-005-035	00-0020-8400	Wasatch	558.57
OWC-0486-2-008-035	00-0020-8401	Wasatch	375.51
OWC-0501-1-017-035	00-0020-8402	Wasatch	7.14
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OWC-0595-2-021-035	00-0020-8404	Wasatch	10.96
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Total (Ac)			8,288.34

Exhibit B

Master Plan

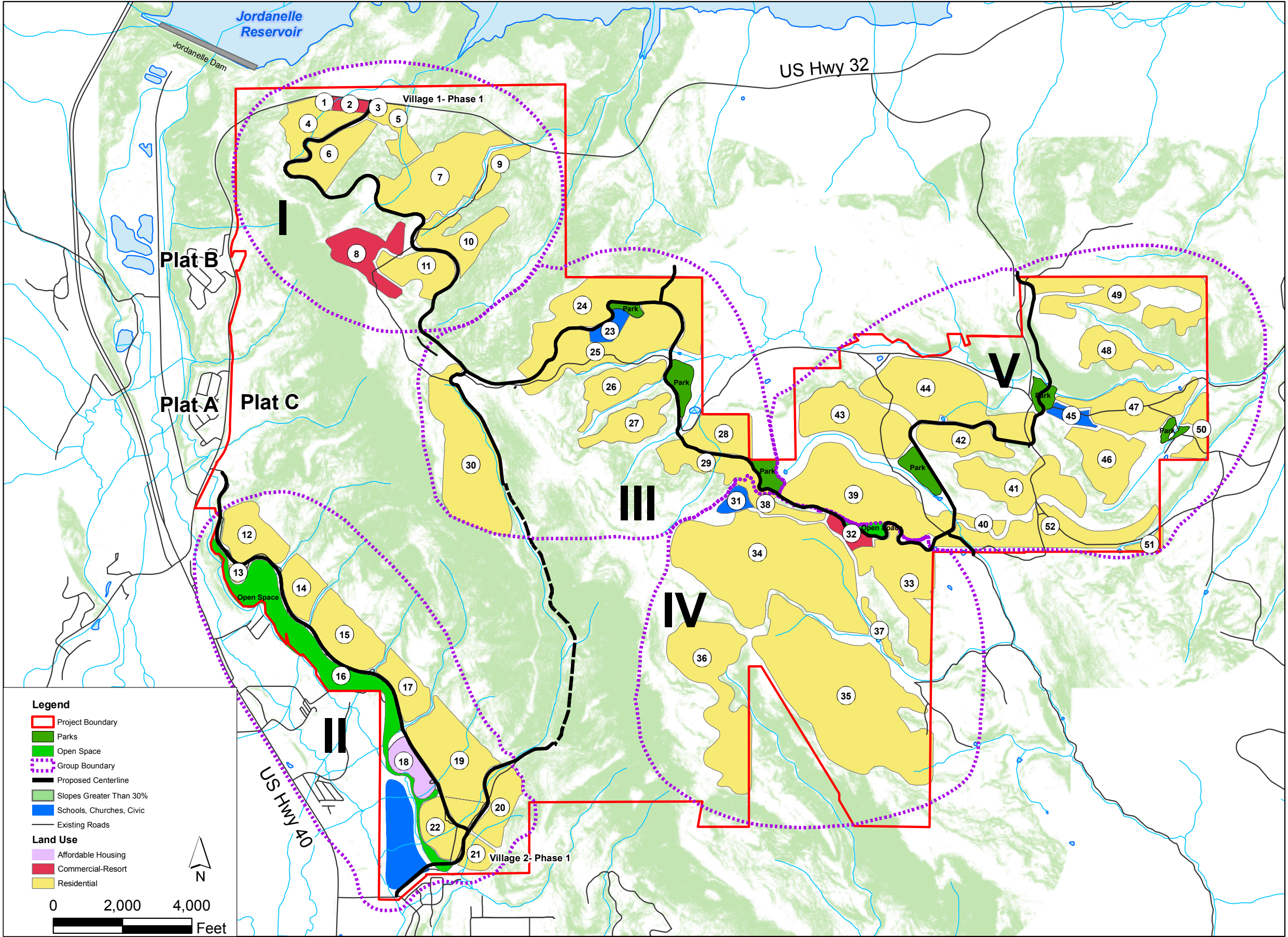
RE INVESTMENT
HOLDINGS
JORDANELLE
PROPERTY

MASTER PLAN

MOMENTUM
THE ART OF MOVING FORWARD

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Pod #	Mountain Community Zone	Approximate Developed Acres	Residential Units
VILLAGE I			
1	COMMERCIAL-RESORT	3	
2	COMMERCIAL-RESORT	9	
3	COMMERCIAL-RESORT	3	
4	RESIDENTIAL	44	150
5	RESIDENTIAL	26	60
6	RESIDENTIAL	47	250
7	RESIDENTIAL	118	200
8	COMMERCIAL-RESORT	52	
9	RESIDENTIAL	20	75
10	RESIDENTIAL	53	200
11	RESIDENTIAL	45	150
VILLAGE II			
12	RESIDENTIAL	52	150
13	RESIDENTIAL	5	15
14	RESIDENTIAL	35	120
15	RESIDENTIAL	66	200
16	RESIDENTIAL	10	30
17	RESIDENTIAL	36	110
18	AFFORDABLE HOUSING	30	
19	RESIDENTIAL	111	250
20	RESIDENTIAL	42	110
21	RESIDENTIAL	17	50
22	RESIDENTIAL	35	100
VILLAGE III			
23	SCHOOLS, CHURCHES, CIVIC	9	
24	RESIDENTIAL	134	350
25	RESIDENTIAL	100	300
26	RESIDENTIAL	47	150
27	RESIDENTIAL	45	150
28	RESIDENTIAL	44	150
29	RESIDENTIAL	42	150
30	RESIDENTIAL	147	500

VILLAGE IV			
31	SCHOOLS, CHURCHES, CIVIC	11	
32	COMMERCIAL-RESORT	13	
33	RESIDENTIAL	97	100
34	RESIDENTIAL	269	350
35	RESIDENTIAL	330	350
36	RESIDENTIAL	120	150
37	RESIDENTIAL	11	20
38	RESIDENTIAL	21	20
VILLAGE V			
39	RESIDENTIAL	109	150
40	RESIDENTIAL	9	10
41	RESIDENTIAL	85	100
42	RESIDENTIAL	43	50
43	RESIDENTIAL	96	100
44	RESIDENTIAL	110	100
45	SCHOOLS, CHURCHES, CIVIC	11	20
46	RESIDENTIAL	64	50
47	RESIDENTIAL	74	50
48	RESIDENTIAL	44	50
49	RESIDENTIAL	99	50
50	RESIDENTIAL	25	20
51	RESIDENTIAL	8	10
52	RESIDENTIAL	90	50

DEVELOPED ACRES	3166.00
OPEN SPACE	5122.34
TOTAL ACRES	8288.34
OVERALL DENSITY	0.67 UNITS/ACRE

Exhibit C

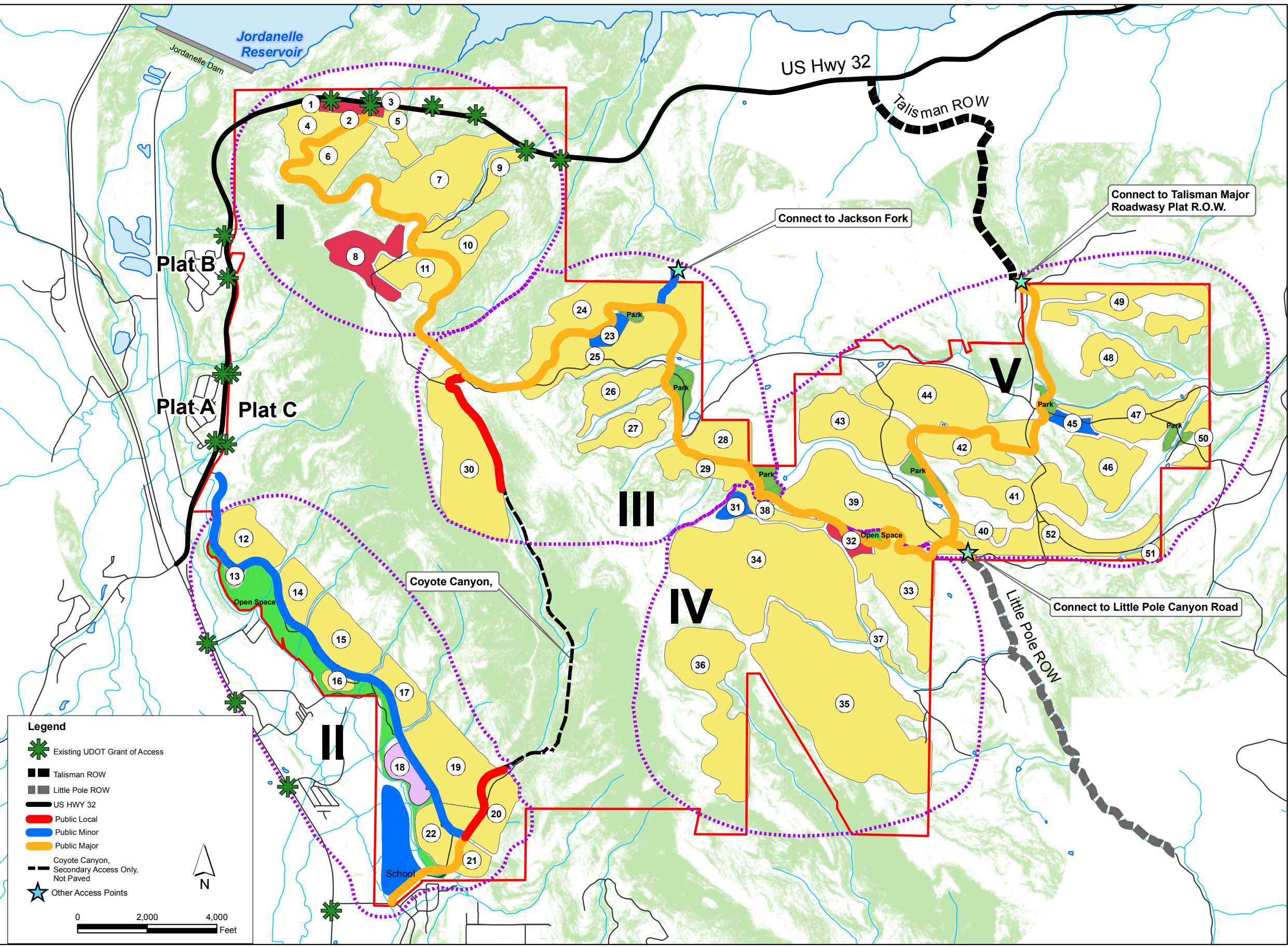
Master Transportation Plan & Roadway Cross-Sections

RE INVESTMENT
HOLDINGS
JORDANELLE
PROPERTY

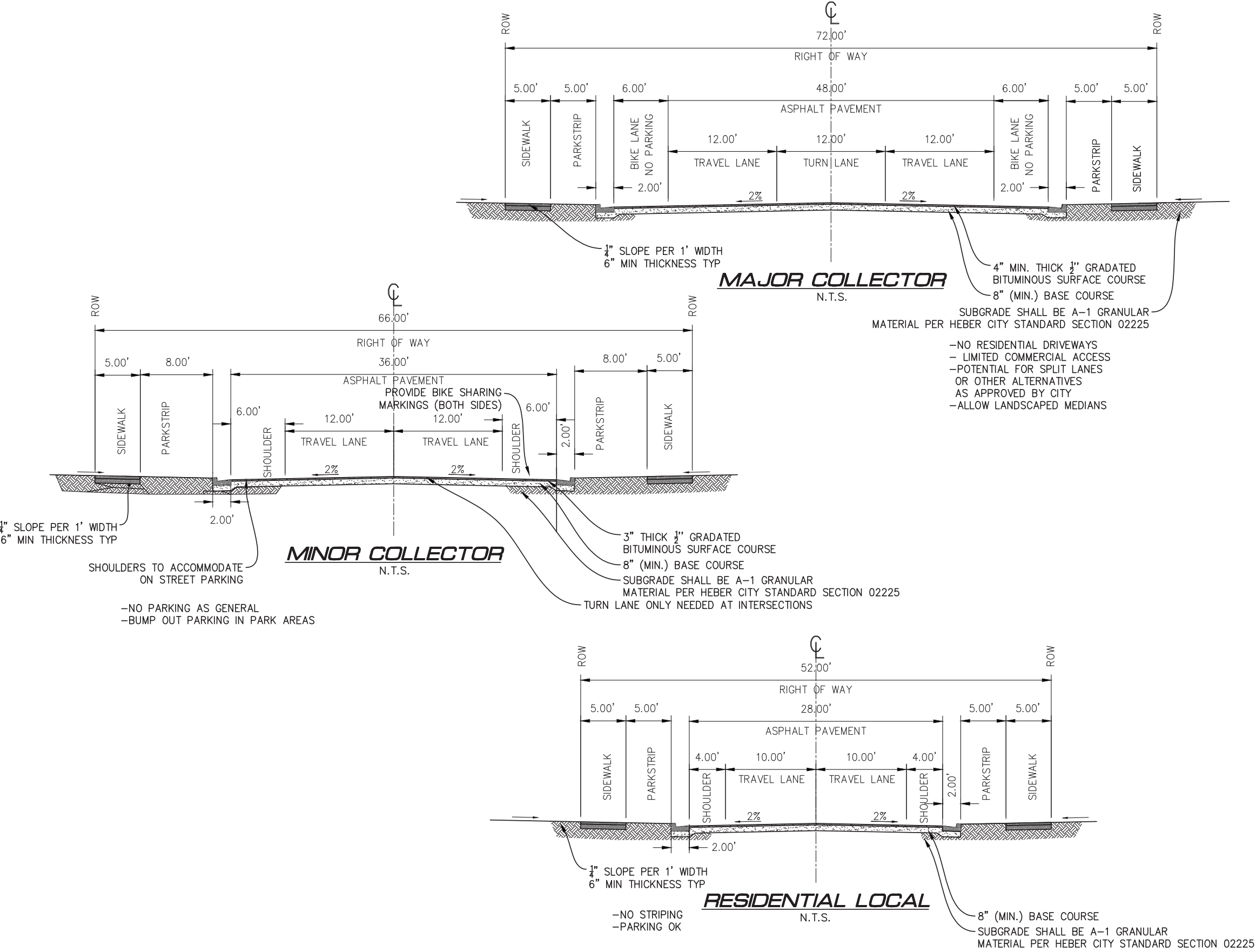
TRANSPORTATION
PLAN



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PUBLIC
ROADWAY
CROSS
SECTIONS



PRIVATE
ROADWAY
CROSS
SECTIONS

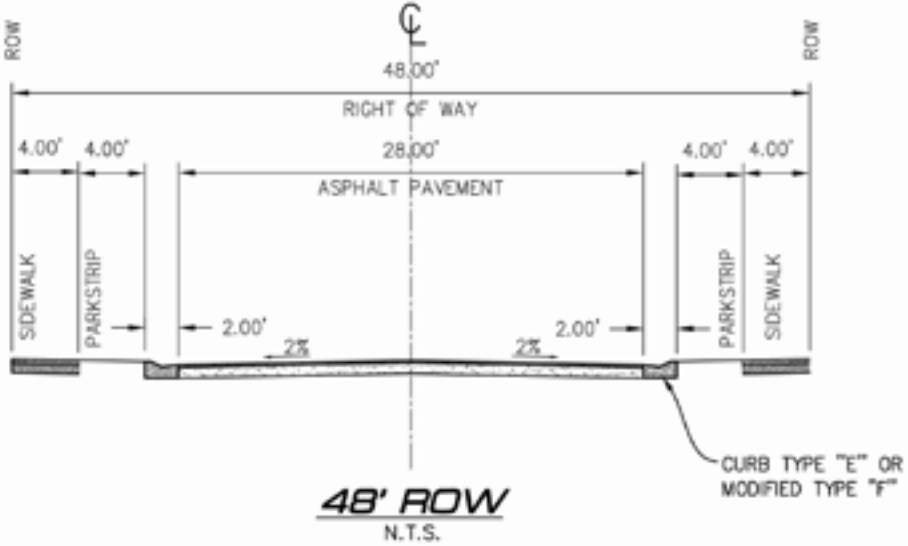
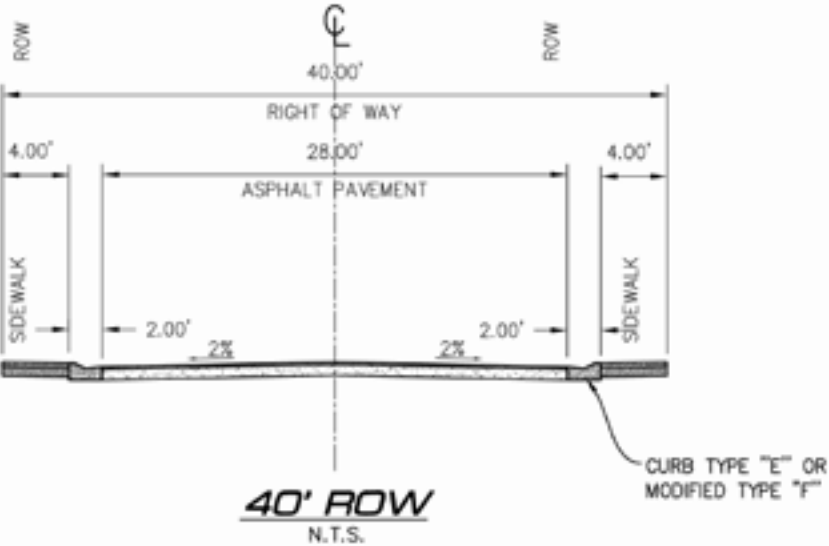
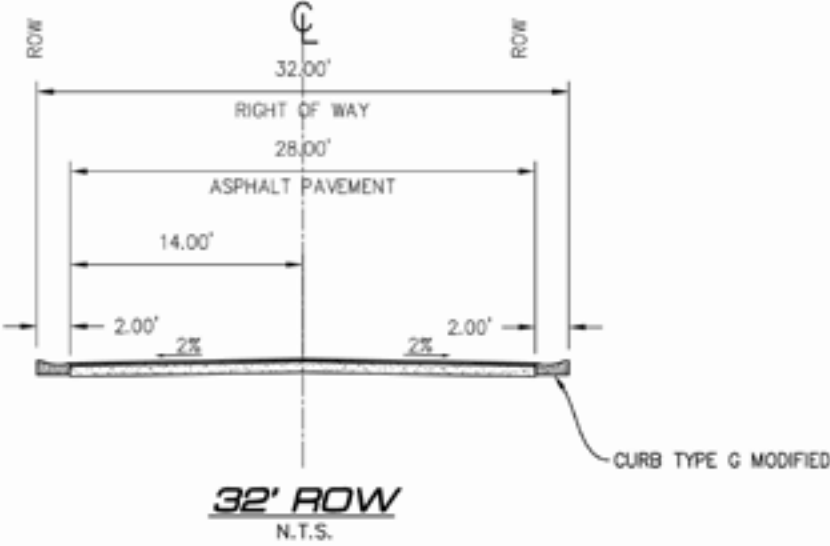
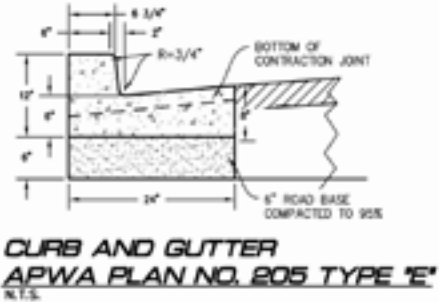
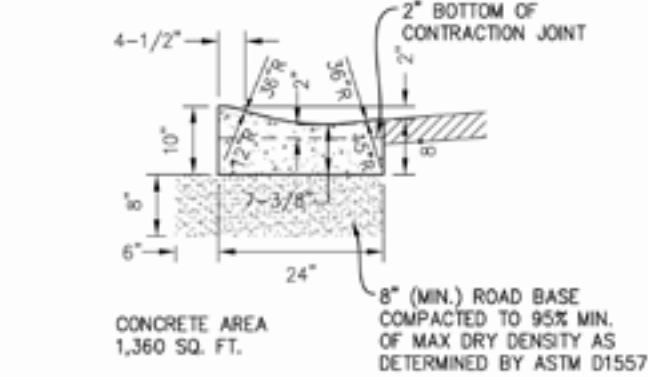
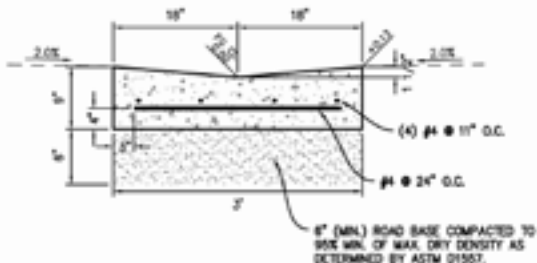
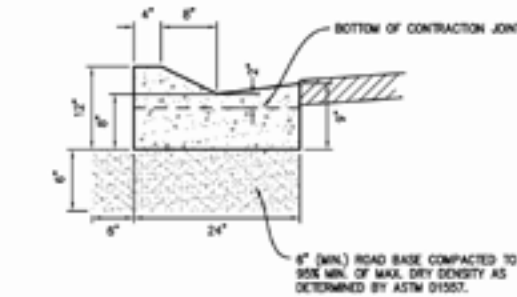
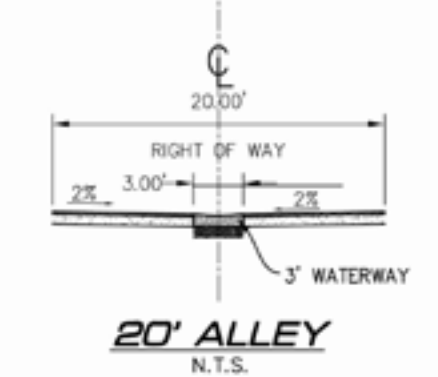


Exhibit D

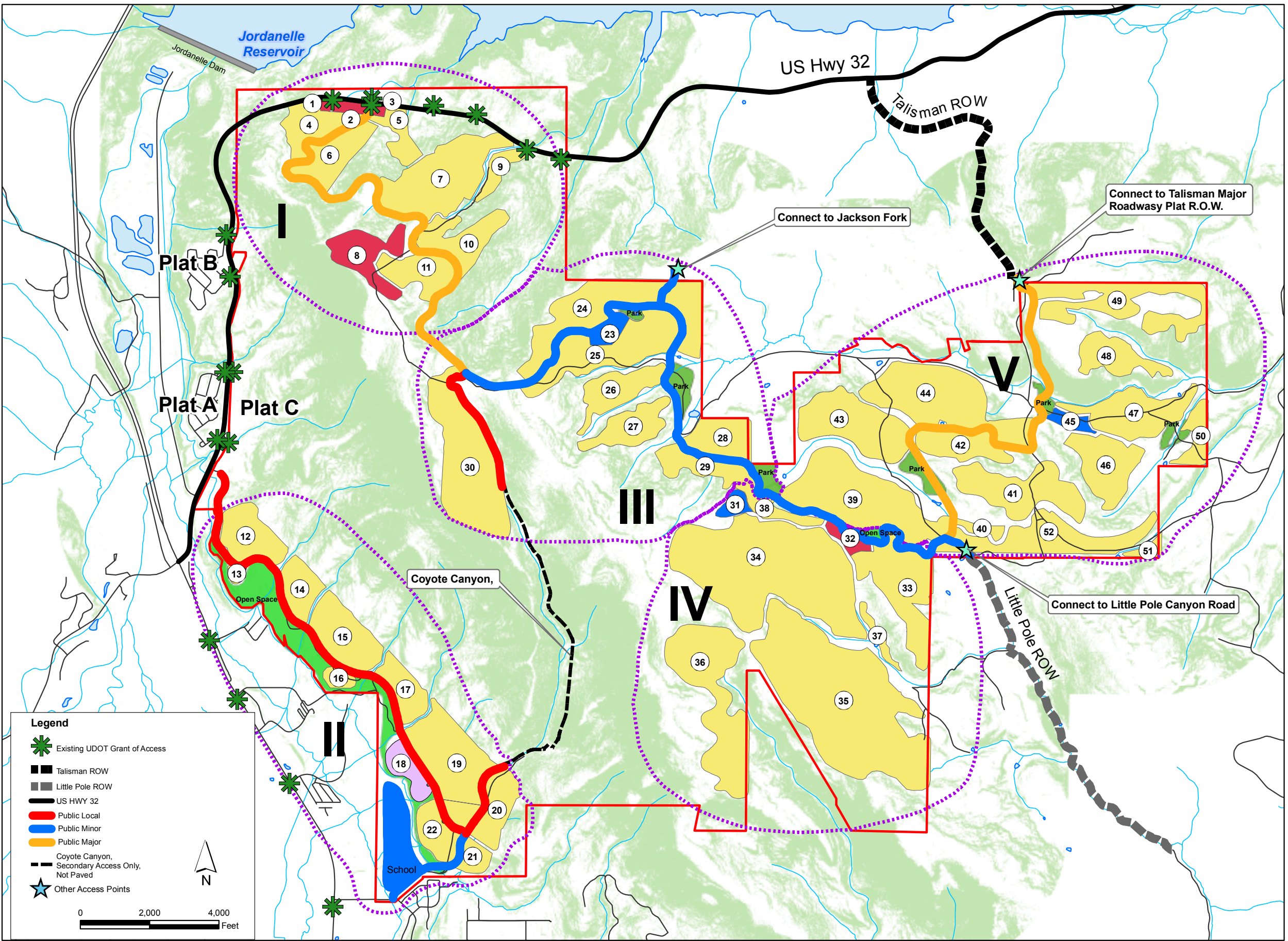
City's Vested Laws

Exhibit E

Infrastructure Plan

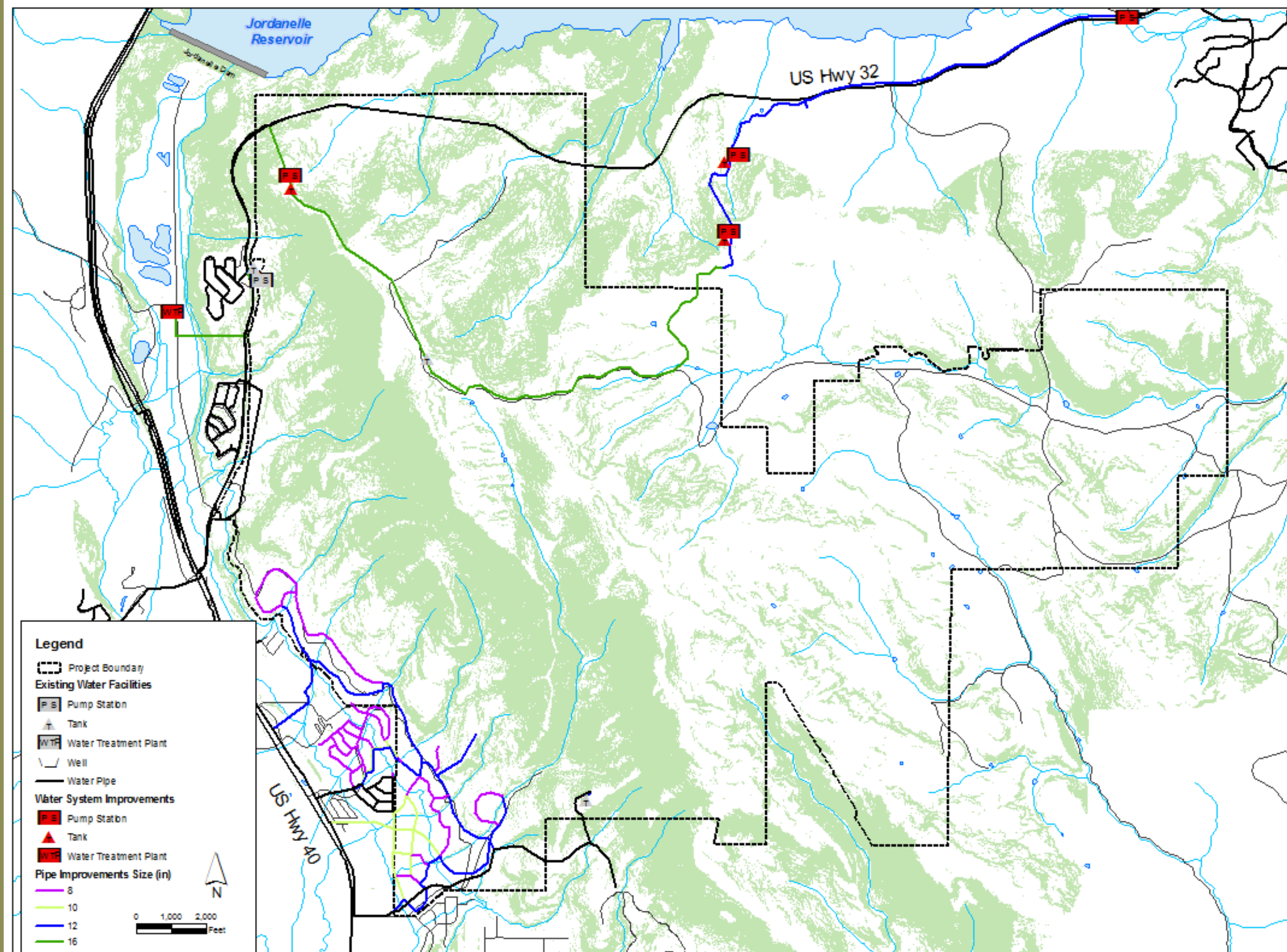
RE INVESTMENT
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TRANSPORTATION
PLAN

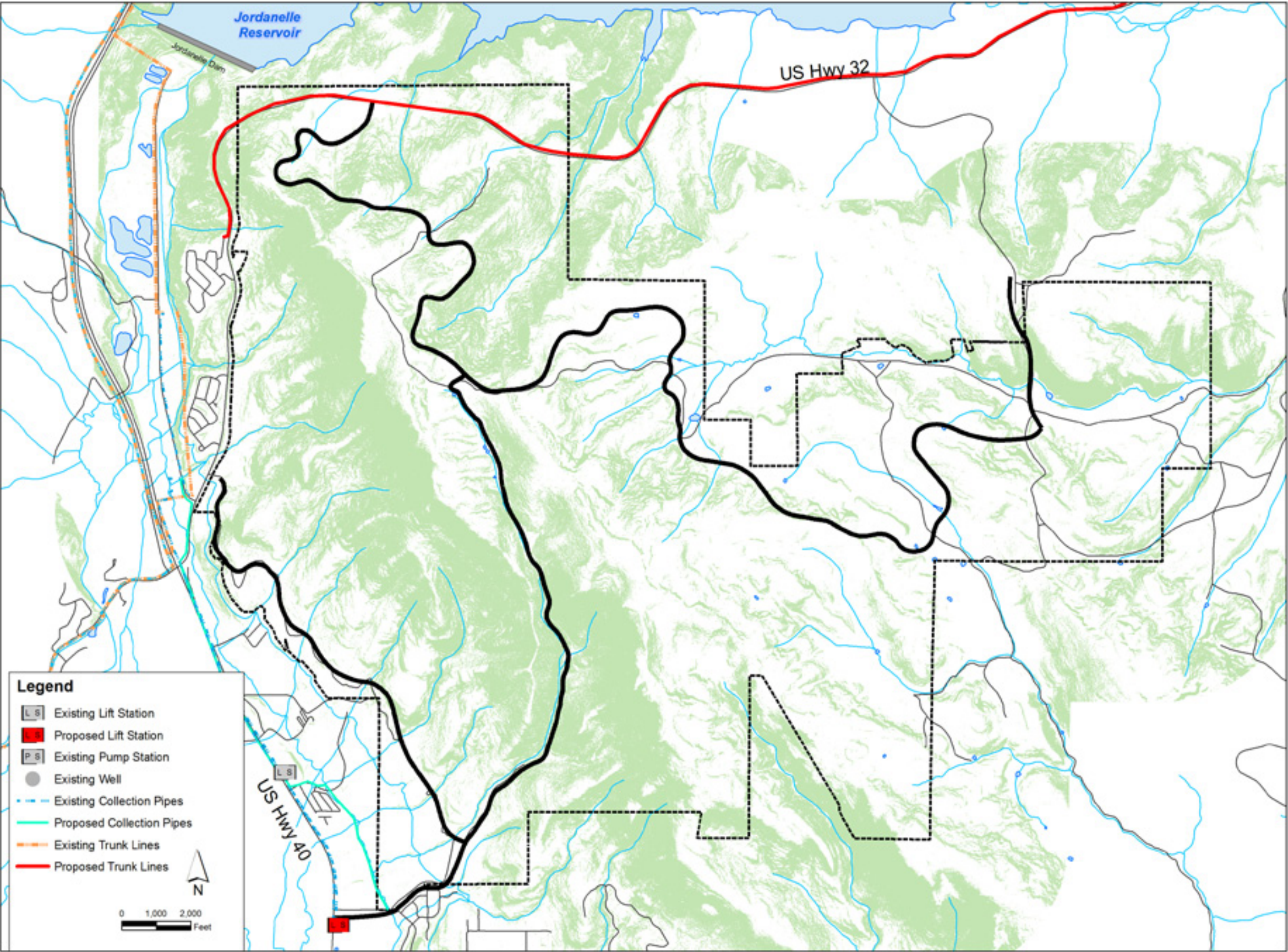


RE INVESTMENT
HOLDINGS
JORDANELLE
PROPERTY

WATER MAP



SEWER MAP



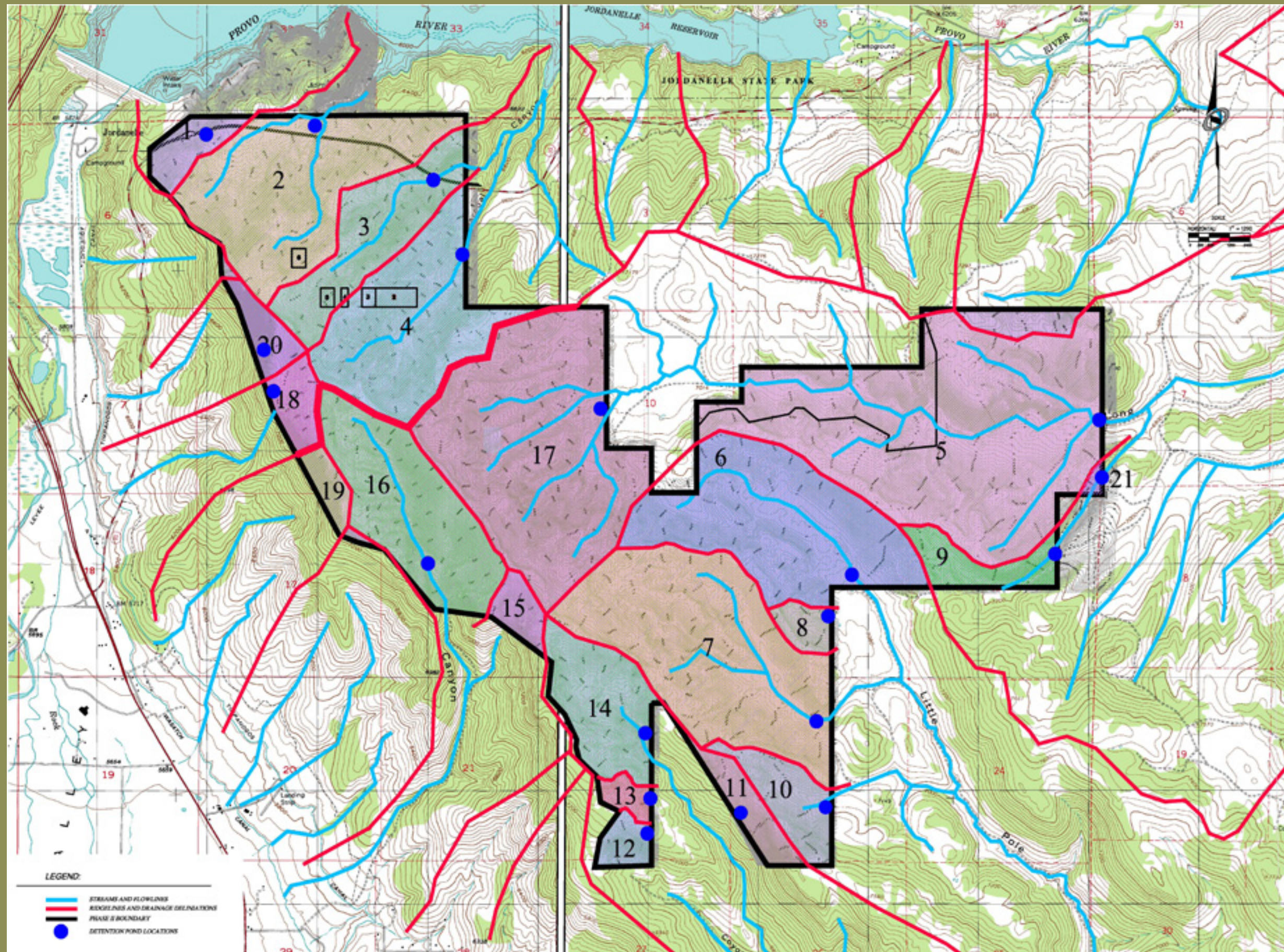
RE INVESTMENT HOLDINGS JORDANELLE PROPERTY

UPPER STORM DRAIN MASTER PLAN

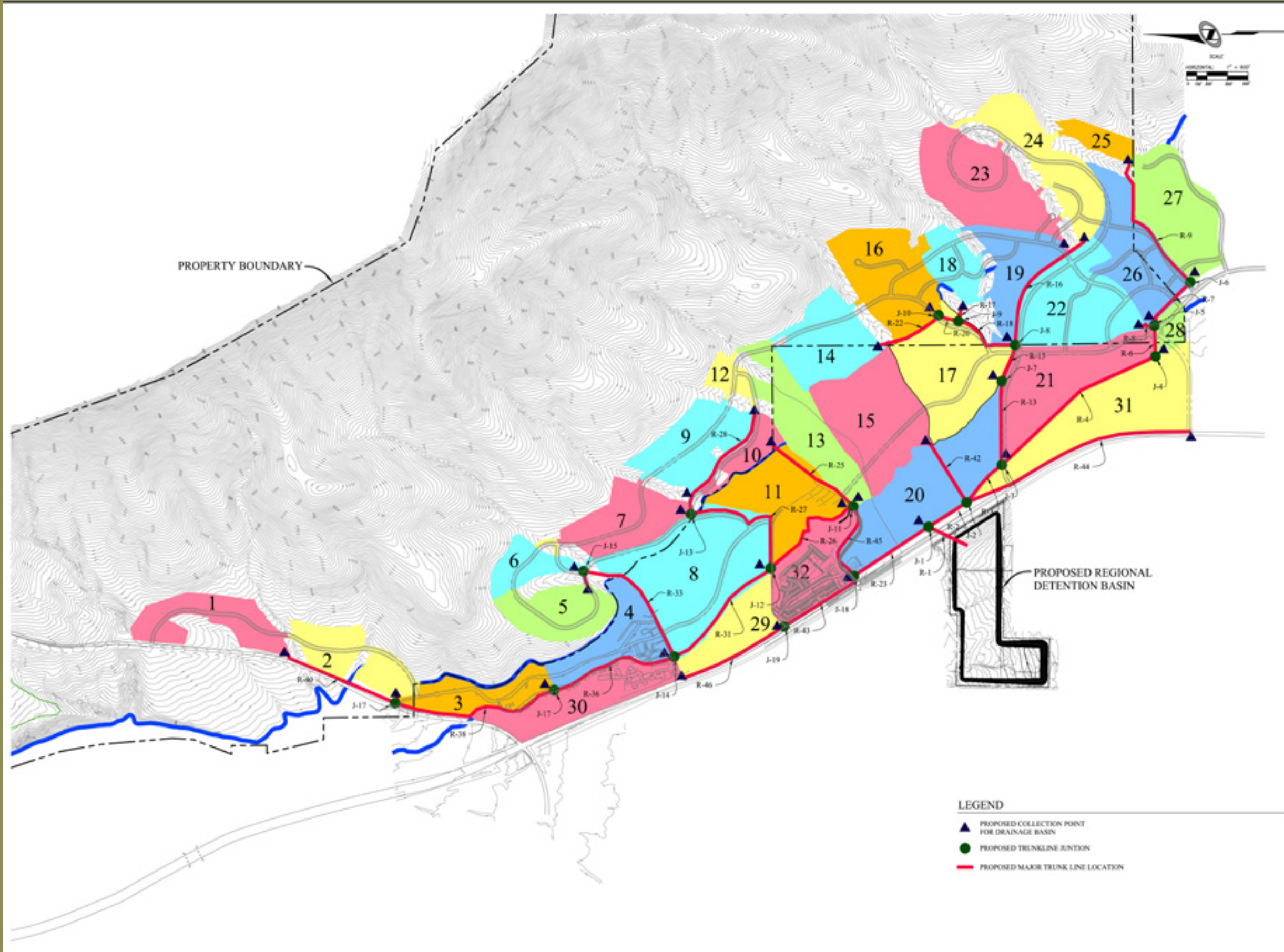


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RE INVESTMENT
HOLDINGS
JORDANELLE
PROPERTY



LOWER STORM
DRAIN MASTER
PLAN



Exhibit F

Design Guidelines

RE INVESTMENT HOLDINGS JORDANELLE PROPERTY

A Master-Planned Community

Exhibit “F”

DESIGN GUIDELINES

RESIDENTIAL DEVELOPMENT

1.0 INTRODUCTION

The information in the Jordanelle Residential Design Guidelines is for Estate Lots, Traditional Lots, Patio Lots, and Multi-family Dwellings (two-unit through ten-unit dwellings) development governing the appearance and use restrictions within the Jordanelle Development. The intent of these guidelines is to preserve the integrity of the land use plan and its proposed configurations. It is possible that each neighborhood as it is developed may have additional design guidelines that are meant to clarify those outlined here.

Individual homes are anticipated to be accessed from public, private and local streets; however, a sub-local street standard or shared driveway may be used. These neighborhoods will be characterized by a variety of lot sizes. Variations in setbacks, both in front and back and from side to side are encouraged. To the greatest extent possible, subdivision design shall be such that it takes advantage of the views.

While individual yard space will provide some of the open space within the neighborhood, community open space will be provided in the form of passive open spaces, parks, public spaces and trails and paths to encourage connectivity to other developments and to the regional trails network. Entry features and other streetscape enhancements will provide open space character to the neighborhoods.

The guidelines within this document will help to ensure that the visual quality and desirability that form the basis for investing in the property remains consistent for both current and future residents. The concepts set forth herein are intended to be part of the Development Agreement for the Upper Jordanelle Masterplanned Community (MDA).

2.0 DESIGN GUIDELINES

2.1 Purpose and Intent •

This document is intended to be an appendix to the MDA and to govern all residential development and construction within the Development.

3.0 Neighborhood Design

3.1 Streets •

Streets shall follow the Master Transportation Plan and Roadway Cross Sections Plan as identified in Exhibit “C” of the Master Development Agreement. All neighborhood streets should have a minimum asphalt width of 20’ for private streets and 28’ for public streets. In general, streets shall be designed to meet the level of travel, safety and service, while incorporating principles of traffic calming and pedestrian compatibility, i.e. tree-lined streets with pedestrian ways and linkages, decreasing the need for pavement width by spreading traffic through a grid or modified street hierarchy system. In general, all neighborhoods shall have two points of access as required by City’s Vested Laws. This can be achieved by one or more of the following methods:

1. neighborhoods shall connect to a Major Local or larger street, as shown on Exhibit C of the Master Development Agreement;
2. A grade-separated divided roadway with minimum lane widths of 20 feet; and
3. Uses of temporary emergency access roads.

The use of one or more cul-de-sac streets within a development in the Property will be allowed where:

Portions of the land otherwise meeting ordinary use requirements would not be reasonably accessible without a cul-de-sac due to topographical, hydrological or other unique limiting conditions; and The cul-de-sac utilizes either a circular turnaround or a hammerhead turn around facility that meets the requirements of the City’s Vested Laws at intervals along the cul-de-sac not exceeding every 1320 feet to allow for snow and solid waste removal and emergency traffic.

Private areas and gated streets are allowed as long as adequate emergency vehicle access can be maintained. The overall design should promote lower design speeds.

3.3 Sidewalks and Pathways •

The Jordanelle Development will include a wide variety of common area walkways, paths, and trails. The type of construction, size, and location of these trails will be determined by developer and the location will be coordinated with City during the design of each phase of construction. The eventual use and development need will be evaluated when determining the level of facility that is to be built.

3.4 Crosswalks •

Use of crosswalks shall be incorporated within the project, at intersections,

within parking lots, or other needed pedestrian connections. Crosswalks shall be so configured to be a design feature of the development, i.e. heavy painted lines, pavers, edges, and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian design may be used to shorten walking distances across open pavement. Medians may be used in appropriate areas to encourage walking and to act as a “refuge” for crossing pedestrians. In mountain areas with challenging slopes ADA ramps at the intersection may not meet ADA specifications in such areas, the developer shall get written documentation from their engineer indicating the reason why the ramps cannot comply with ADA standards.

3.5 Parcel Lot Size •

Parcels shall be of sufficient size to assure compliance with the approved plat, and the following standards:

Residential Type Uses				Non-Residential and Mixed Residential-Commercial Uses	
	Patio Lots	Traditional Lots	Estate Lots	Residential	Commercial
Lot Area	5,000 to 7,999 sf	8,000 to 19,999 sf	20,000 sf +	N/A	None
Min. Width	50 lf at front of building pad	65 lf at front of building pad	100 lf at front of building pad	40 lf per dwelling unit at front of building pad	None
Minimum Unit Size (per dwelling unit): Single-Story Multi-Story	850 sf 1,450 sf	950 sf 1,600 sf	1,200 sf 1,800 sf	850 sf 1,200 sf	None
Parking Stalls	Minimum (2) car attached garage required	Minimum (2) car attached garage required and (2) parking spaces on parking pad/driveway	Minimum (2) car attached garage required	2 parking stalls per dwelling unit; other uses	3 parking stalls per 1,000 square feet for commercial, office and restaurants.

3.6 Open Space •

There are two primary types of Open Space within the development. Both Passive and Active Open Space shall follow the land use plan and satisfy the open space requirement.

Passive Open Space – These are areas of the project that are intended to stay undeveloped and retain their natural beauty and would retain a rural feel to the project. These areas may include hillsides, ridgelines, natural drainage corridors, and canyons. These areas might also provide a buffer to adjacent land owners or transition of one land use to another. These areas might include developed trails, roadways to facilitate access, utility corridors, detention facilities, debris basins, swales, and public works facilities.

Active Open Space – These are the developed open space areas of the project. These areas would include community or neighborhood parks, pedestrian walkways, wide parkways, trails and trail heads, playgrounds, ball fields, golf courses, detention areas, tennis courts, swimming pools, pavilions, picnicking areas, community / recreation centers, etc. These areas focus on a full range of active recreational facilities. The developer shall develop an active open space area within a quarter mile of each resident within the development. This will help promote a walkable neighborhood and a sense of place within the development.

Trails should be designed to follow the Overall Trail Master Plan (Exhibit “E” of the MDA), or to take people to destinations.

The developer shall dedicate the active and passive open space on a plat by plat or phase by phase basis as shown on the Open Space and Trails Plan. Open space may be dedicated to the city or other entity that is not contiguous to a plat. These open spaces are to be dedicated to the Owners Association, City, or other entity. These areas are to remain as intended when platted.

4.7 Area of Disturbance •

Non-disturbed areas will be identified on the Area of Disturbance Map, which will be provided with each plat submittal. 30% sloped areas may be within a lot. There may be instances where utilities, roadways and trails may need to cross an area of 30% slope. There may also be anomaly areas within a plan caused by erosion or other factors which may require some grading. These anomaly areas shall be defined on the grading plan. All plans should be designed to the natural slope where possible.

4.8 Storm Drainage •

All drainage facilities shall be designed for a minimum of a 25-yr 24-Hr storm event, a release rate of 0.1 cfs and provide routing for the 100-year storm event. The drainage system should be designed to use the regional detention facilities as outlined on the City Storm Drain Master Plan. The use of neighborhood basins are allowed if the drainage cannot be reasonably taken to one of the regional facilities. The use of temporary detention or retention facility may be approved in the event the offsite project facilities are not completed at the time of the project.

Each phase or pod, or any other improvement area, should be designed for integrated use of roads, trails, yards, open spaces, building spaces, or other improvements. Grading should also meet aesthetics, safety, and proper drainage. Grading plans may indicate cuts and fills as necessary to accomplish the above, and to provide buildable pads sufficient in number to meet project density objectives. Private lots can not drain to other private lots unless the City approves appropriate lot to lot drainage with required easement.

Retaining is preferred over long shallow cut or fill slopes. Retaining walls should be integrated with landscaping features to provide screening

4.0 SITE DEVELOPMENT STANDARDS

Proposed construction of improvements within lots and building sites for Residential homes shall be reviewed and approved according to compliance with the following standards.

4.1 Setbacks •

Residential building setbacks within Jordanelle shall vary according to lot size and land use. Setbacks are listed in the following chart. Additional setback modifications may be required along certain collector roadways. Easements for utilities and drainage may exist along individual lot lines. These easements may be greater than the required setbacks that are listed below. Front setback distances are recommended to be varied on homes in Traditional and Estate lot areas.

Residential Type Uses				Non-Residential and Mixed Residential-Commercial Uses	
	Patio Lots	Traditional Lots	Estate Lots	Residential	Commercial
Front Yard	20 feet	30 feet from	30 feet	10 feet from	10 feet from

Residential Type Uses				Non-Residential and Mixed Residential-Commercial Uses	
	Patio Lots	Traditional Lots	Estate Lots	Residential	Commercial
Min. Setback	from front ROW	front ROW	from front ROW	front ROW*	front ROW
Corner Yard Min. Setback	15 feet to ROW	15 feet to ROW	20 feet to ROW	15 feet to ROW	10 feet from side ROW
Side Yard Min. Setback	12 feet total with no less than 6 feet on one side	20 feet total with no less than 10 feet on one side	24 feet total with no less than 10 feet on one side	20 feet between buildings, 0 feet setbacks between units (units shall be attached).	None; each non-residential building shall be setback from a residential property line at least 1 foot for each vertical foot of building height
Rear Yard Min. Setback	15 feet	15 feet	30 feet	25 feet from building to property line and 5 feet minimum setback within building pad to each unit.	

4.2 Building Heights •

Main structure building heights for specific densities are as follows:

Residential Type Uses				Non-Residential and Mixed Residential-Commercial Uses	
	Patio Lots	Traditional Lots	Estate Lots	Residential	Commercial
Building Height	2- Story	2- Story	2-Story	3-Story	3- Story *Hotels
Hotels					*No Specific Height Restriction on Hotels

Detached garages or accessory buildings in the rear of the lot may not exceed height of the main structure. Second level may be allowed in detached garages in Estate Lot areas.

4.3 Garages and Accessory Buildings •

The following guidelines are for Estate Lots and Traditional Lots:

The use of recessed and side-turned garages are encouraged. Garages may be attached or detached from the primary residence. Buildings with front-loading garages flush with front of main building façade must have a covered porch. The visual image of attached garages should be minimized in the streetscape, and the garage proportion should be proportionate to the homes living space. Garage frontage must not exceed 35% of the front façade area. This may be accomplished by the use of structural elements, variation within the building facade or decorative elements on the garage facade. Front porches and building entries may protrude in front of the garage as allowed by the lot setback. Detached garages or sheds must be similar in style and color to the primary residence. A detached garage must be placed within the rear yard area of the lot. Accessory Buildings shall be of a permanent nature and must be of similar construction, materials and color as the primary residence. All Accessory Buildings must meet required setbacks as specified in this document.

Patio Lots and Multi- Family Lot product type will drive garage configuration.

4.4 Porches, Decks and Overhangs •

Covered porches, decks and overhangs are strongly encouraged to provide variety to the building facades of each residence while maintaining architectural integrity and unity within the structure. The appearance of 'add-on' elements should be avoided by integrating these elements into the design of the structure. They should generally be designed to be open and inviting. They should not be long, narrow corridors leading to the front door.

4.5 Mailboxes •

Homes in Patio and Multifamily areas are encouraged to receive mail at the designated cluster box locations.

5.0 ARCHITECTURAL STANDARDS

The development of the Jordanelle Property will occur over many years. It is clear that Architectural styles will change with time. A community or neighborhood is physically unified by common design features – which are comprised of a coherent variety of building mass and style, suitable variety of roof types, façade treatment, scale and style of elements, consistency of materials, convincing execution of important details, pleasing array of colors – and the relationship of these features to the public spaces and streets. The buildings in neighborhood, as a combined group, shall contribute to the overall architectural theme and establish an authentic sense of the place. The architectural patterns within the Jordanelle Development will encompass a wide variety types. Different combinations of material including: stucco, cement fiber siding, masonry, brick, wood, timber, glass and stone are encouraged to be used to complement each and work together to produce a harmonious style.

5.1 Style and Character •

The general style and character of each residence shall be appropriate to the size of the lot, the location within the Development and topography. Homes on sloping lots that result in large retaining walls due to the poor integration of the home and topography may be denied by the JDRC. The incorporation of dormers, porches, wide roof overhangs, iron elements, shutters, accent shingles, and windows are strongly encouraged. These patterns are to be used as a guideline in designing homes for Jordanelle. The JDRC may approve additional building styles based on location and merit.

5.2 Building Size •

The minimum building size for the Jordanelle development shall be regulated based on lot size and land use according to the following chart. Square footage shall be based on above grade livable space. Garage square footage and finished space in accessory buildings may not be included in the total square footage.

Residential Type Uses				Non-Residential and Mixed Residential-Commercial Uses	
	Patio Lots	Traditional Lots	Estate Lots	Residential	Commercial
Minimum Unit Size (per dwelling unit): Single-Story Multi-Story	850 sf 1,450 sf	950 sf 1,600 sf	1,200 sf 1,800 sf	850 sf 1,200 sf	None

5.3 Roofs •

The design of the roof should appear as an integrated architectural element. Generally, continuous long roof lines are discouraged. A 30-year architectural grade roofing material is the minimum required for roofs in the Jordanelle Development. A minimum fascia height of 6" shall be required for all homes. These elements shall be finished to match the finish and color or the trim of accent color of the home. Exposed rafters and open soffits may only be allowed when they relate to the style of the architecture. In such cases, the soffit and rafters must be painted to match the building.

5.4 Porches and Decks •

The use of covered porches and decks to extend the living area outdoors is strongly encouraged. Porches and Decks may extend into the front setback area as allowed in Section 4.1- "Setbacks". The use of railings on porches are encouraged. Rear decks shall be integrated into the design of the structure. The appearance of a deck supported by 'spindly legs' should be avoided with minimum size support posts of 6"x 6". The deck must meet the required rear and side yard setbacks as allowed in Section 4.1- "Setbacks".

5.5 Retaining•

The use of retaining walls is allowed as long as the wall follows general architectural and engineering standards. Retaining walls should be shown on the site plan as well as a note to identify the type of material(s) to be used for the wall. Walls on individual lots must be located entirely within the boundary of the lot, unless appropriate easements are acquired and recorded. The developer may also use retaining walls to enhance landscaping, provide safe transitions from Open Spaces to Developed Spaces and provide good land planning and drainage throughout the development.

5.6 Contemporary and Technological Conveniences •

New products and technological conveniences such as satellite dishes may be evaluated and regulated as to location and use. Satellite dishes larger than 24 inches in diameter, and radio and TV antennas taller than 8 feet shall not be permitted.

5.7 Accessory Commercial Uses •

Home offices are permitted in the Jordanelle Development provided they meet all requirements as specified in the Heber City Code and a commercial business license has been issued by the city. The use of home based business signage in residential and open space areas are prohibited.

6.0 LANDSCAPE STANDARDS

These landscape standards shall be the minimum required for the development. Additional standards may be outlined for each phase of development depending on the type of residential or commercial project.

6.1 Landscape Planting •

Each lot or residential parcel shall meet or exceed the following landscape standards:

Front Yard Landscaping - The front yard area (including park strips) of each lot or parcel must be landscaped by the builder/applicant prior to issuance of the 'Certificate of Occupancy'. When 'C of O' occurs during fall or winter months (defined as November 1 to April 30), the builder/applicant shall be required to install front yard landscaping by June 30th of the following year. It is the builder/applicant's responsibility to ensure that front yard landscaping is installed within the timeframes listed above. All landscaping is required to be installed with an automatic irrigation system. Irrigation systems must provide coverage within the front rear and or side yard park strips. The use of a water conserving drip irrigation system is encouraged.

The minimum requirements for front yard landscaping (based on square footage of front yard area) is as follows:

- A. 2 trees (2" caliper min. and measured 3' from ground level) located along a public road right-of-way.
- B. 6 shrubs (5 gallon) per 600 sf
- C. 2 evergreen shrub (5 gallon) per 600 sf
- D. Sod or Native Seed Mix
- E. Under ground Irrigation System

Park Strip Landscaping – Any public street with park strip areas adjacent to the front, rear and side yard areas of a lot are to be landscaped and maintained by the property owner. No materials other than the approved trees or grass may be installed in park strip areas. Street trees shall be located within the park strip between the sidewalk and curb. Clear zones for visibility and safety must be considered when locating street trees on corner lots. The side park strips on corner lots must follow the rule of 1 tree every 30 feet. All street tree species shall be in conformance with the Recommend Street Tree List ' shown in Exhibit "A". Any tree that is placed in the park strip that is contrary to the 'Street Tree List' may be removed and replaced.

The balance of the front yard shall be landscaped with native grasses, sod, ground cover or planting beds. Visual clearance for driveways and streets must be maintained.

Rear Yard Landscaping - The rear yard area of each lot or parcel must be landscaped by the property owner within 90 days of the issuance of the 'Certificate of Occupancy'. When 'C of O' occurs during fall or winter months (defined as November 1 to April 31), the property owner shall be required to install rear yard landscaping by June 30th of the following year.

The minimum requirements for rear yard landscaping are as follows:

A. 3 Trees (2" cal. min. and measured 3' from ground level)

The balance of the rear yard shall be landscaped with sod, native grasses, ground cover, planting beds, or a vegetable garden.

Side Yard Landscaping - The side yard area (including park strips) of each lot or parcel must be landscaped by the property owner prior to the issuance of the 'Certificate of Occupancy'. The minimum requirements for side yard landscaping shall be the installation of sod or native grass hydro seed, ground cover or planting beds. On corner lots, the side yard facing the street shall be treated as a front yard and landscaped accordingly by the builder/applicant.

6.2 Erosion Control Planting or Measures •

All graded areas of any lot may be required to install temporary erosion control plantings or similar erosion control measures in advance of the final landscape installation. All final landscape plans must address erosion control issues for the home, the lot and any drainage easements that may exist along the lot boundaries. Homeowners may not alter or remove any existing permanent erosion control, drainage system improvements, or any other permanent infrastructure. All erosion control plans must follow current SWPPP standards.

6.3 Plantings Adjacent to Development Open Space •

Private residential plantings along Development open spaces should be planned to provide for screening and privacy where desired by the homeowner. A hard, mowable edge or a planting bed with a spun fabric weed barrier is recommended along the boundary. As maintenance within the common areas may vary and planting may be limited to native vegetation this will help to

minimize weed intrusion into the residential landscape. Placement of private landscaping within the common area is not permitted. Any such plantings may be removed by future development without notice or compensation to the homeowner.

6.4 Recommended Plant Materials •

Plantings within the Jordanelle Development common areas and rights-of-way park strips shall be selected from the approved list in Exhibit "A"

'Recommended Plant Materials'. Lot owners should use this list as a guide for individual landscape planting plans within the development. Plants listed as 'Prohibited' are not allowed within the Jordanelle development.

6.6 Maintenance •

Each owner, at the Owner's sole cost shall be responsible for the maintenance and repair of all landscaping on the Owner's lot or parcel. This includes the area between the street curb and park strip behind the curb. All landscaping shall be maintained in good condition including but not limited to irrigation, mowing, fertilization, pruning, pest and disease control, trash removal, fencing, or any other improvement within the landscaped area. Dead, damaged or dying plant materials and damaged or deteriorating structural elements shall be removed or replaced as soon as possible when an unsightly or potentially hazardous condition becomes apparent. It is possible that the maintenance of landscaped areas may be the responsibility of a homeowners association and these will be identified in each neighborhoods conditions, covenants and restrictions (CCRs).

6.7 Weed Control •

Each owner shall be responsible to control weed growth on their lot or parcel. Weeds may not be permitted to exceed 6" in height with the exception of common area parcels that are planted in native vegetation. Any vegetative growth that is deemed to be a fire hazard by the municipal authorities shall be removed within 5 business days at the owner's expense. This requirement shall apply to both developed and undeveloped properties.

7.0 LIGHTING AND MISCELLANEOUS SITE FEATURES

The intent of this section is to provide security and safety for sidewalks, pathways, and streets while preserving the nighttime sky.

7.1 Site Lighting •

The provision of adequate lighting while maintaining the rural nature of the

surrounding areas is an important design goal for the Jordanelle Development. Street lights will be installed along public roads. Local roads will be lit per the City street lighting standards.

Pathway Lighting – Pathways within the core areas of the commercial and multifamily development may be illuminated subject to safety needs. These light fixtures shall be of a bollard type of light or a low height pole lamp. Illumination levels shall be chosen based on the intended use of the pathway, location within the Development, safety criteria and City approval.

House Lighting - All exterior light fixtures on residences must be dark sky compliant subject to safety needs. Security lighting installed on a residence shall be concealed from the street view by locating it under eaves or in niches built into the architecture and painted to match the structure.. The use of any light source with a color other than white or pale yellow shall be prohibited except for holiday lighting.

Landscape Lighting - Landscape lighting is permitted within each lot as long as it meets the intent of the 'House Lighting' section outlined above. All landscape lighting shall be low voltage and of commercial quality. Landscape lighting shall be used for accent lighting and not for general illumination of the residential lot.

Holiday Lighting and Decorations - Holiday lighting and decorations shall not become a nuisance to neighbors. Holiday lighting and decorations may be displayed for a period of (45) days prior to and (30) days after the holiday it is intended for.

8.0 SIGNAGE

Signage continuity is important to the long-term values within Jordanelle. The formulation of a Development identity will be master developer. Signage within the development shall conform to Heber City's Vested Laws.

8.1 Temporary Signage •

Real estate, construction and similar temporary signage will be controlled and maintained by the master developer. Signs must be maintained in a clean and safe manner. Any damaged sign must be repaired or removed immediately.

8.2 Flags and Flagpoles •

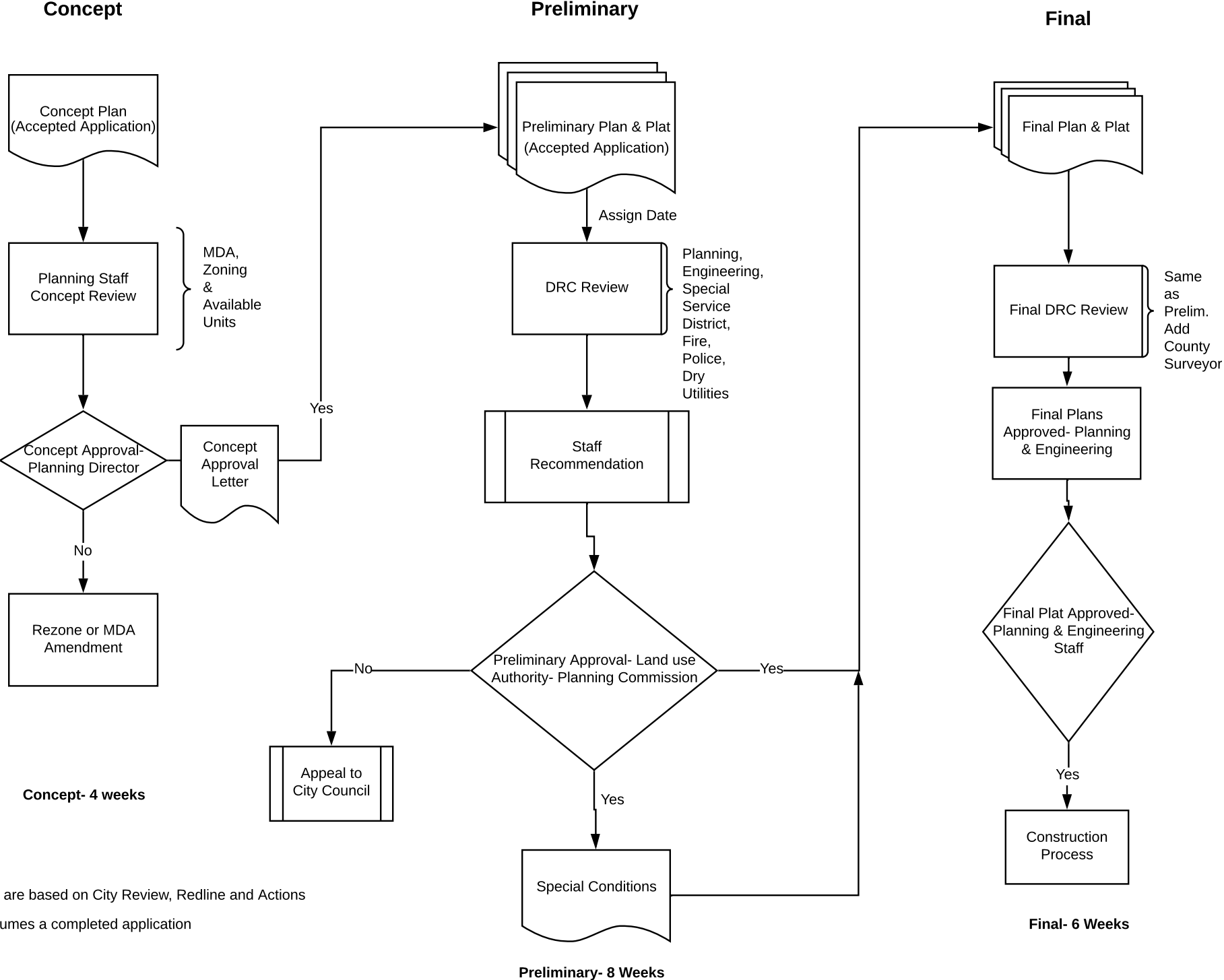
All flags and flagpoles, whether permanent or temporary, shall follow the Heber City's Vested Laws. However this shall in no way prohibit the displaying of the American or State Flags.

Exhibit A “Plantings”

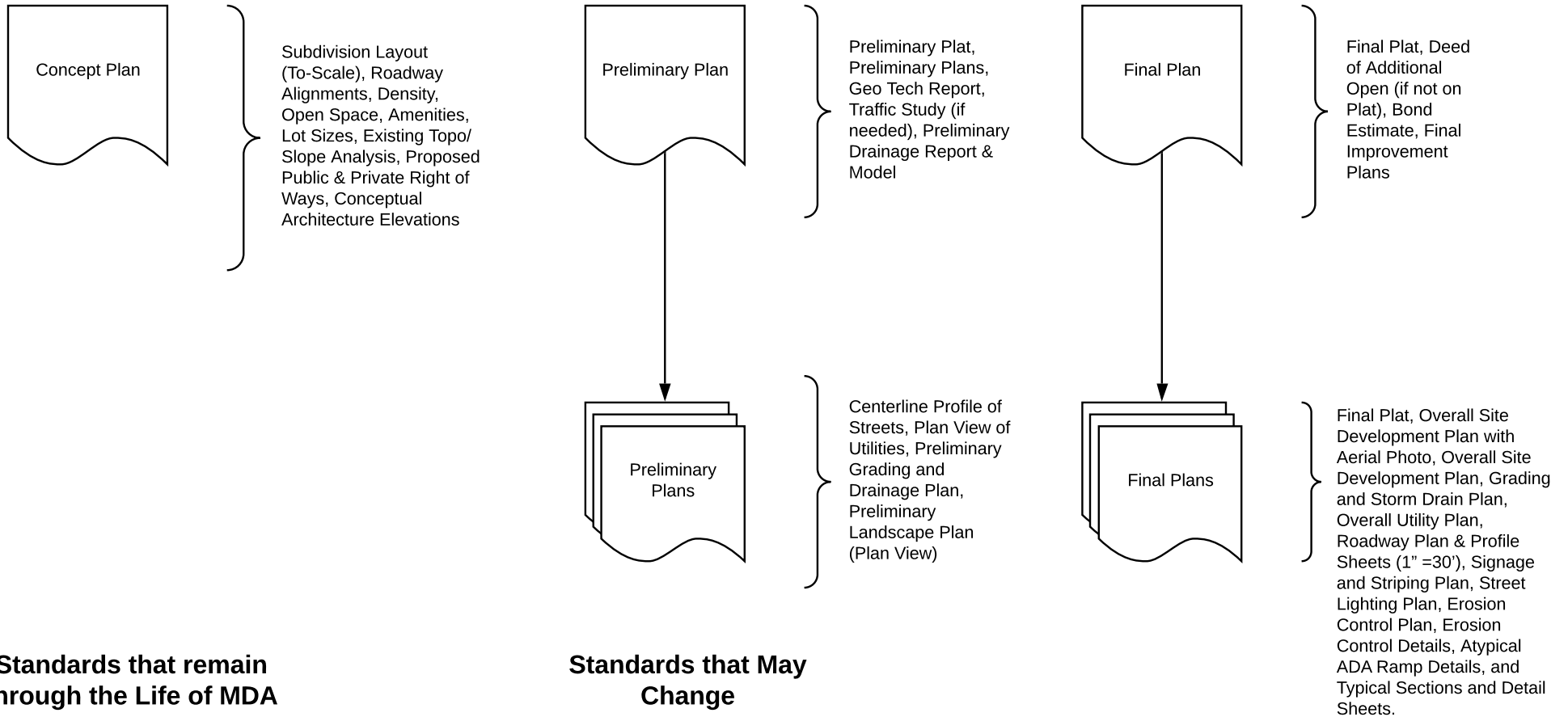
Exhibit G

Subdivision/ Site Plan Process & Review Schedule

Subdivision Approval Process



Subdivision Submittal Documents



Standards that remain through the Life of MDA

Zoning Ordinance, Right of Way Widths, Pavement Section, Cul-de-sac Lengths will be according to the MDA

Standards that May Change

All other City Standard Specifications & Drawings and building codes that are in place at the time of the subdivision application.

Construction Process

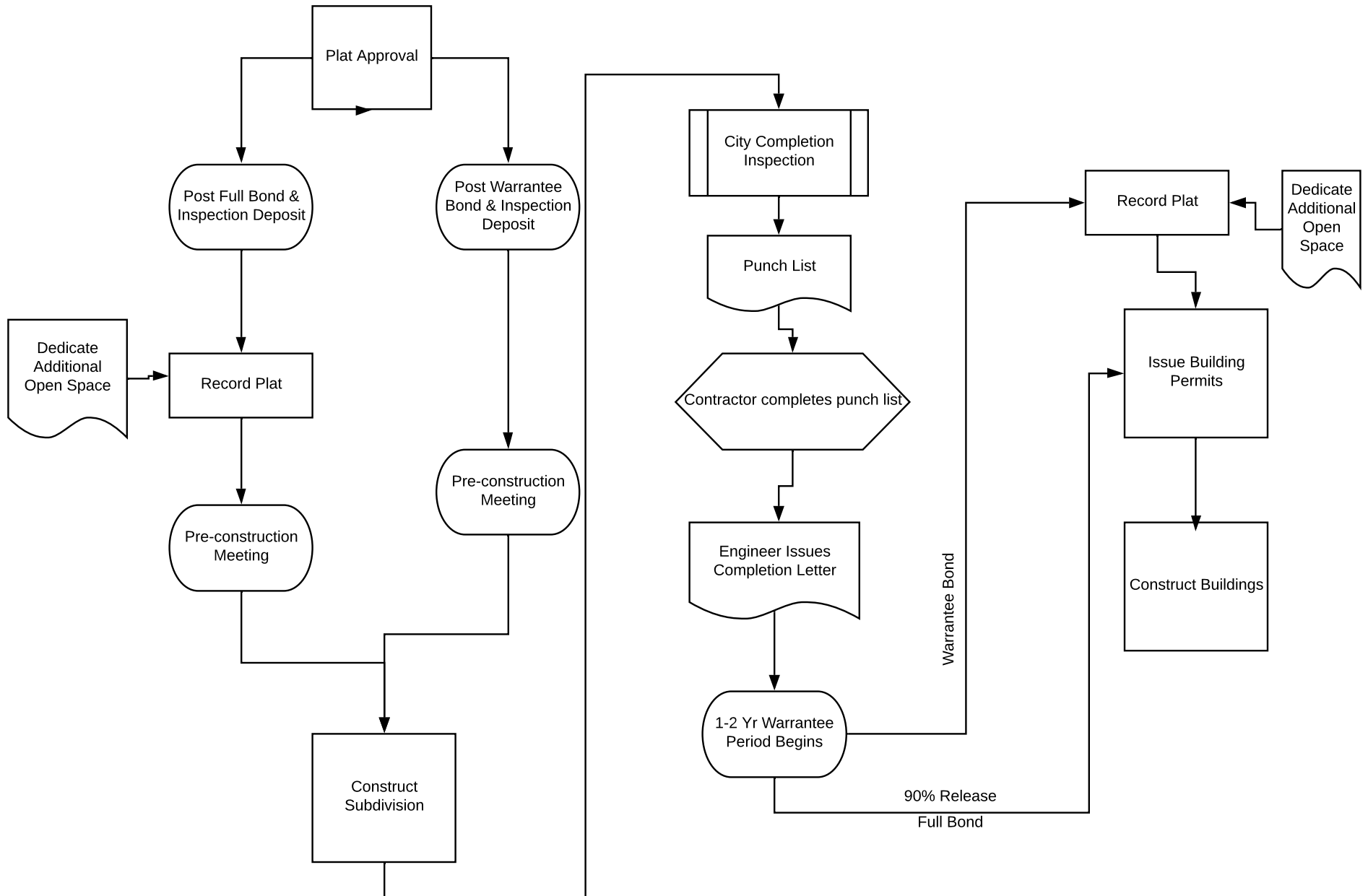


Exhibit J

Capital Facilities Plan & Impact Fees